LOT 2-35
IN OR 2144/228
THE HIDEAWAY #2 PB 7/233

WOMER SHAWN M & MELISSA L
86031 SANDS WAY
YULEE, FL 32097

**2026**

**42-2N-27-4370-0002-0350**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

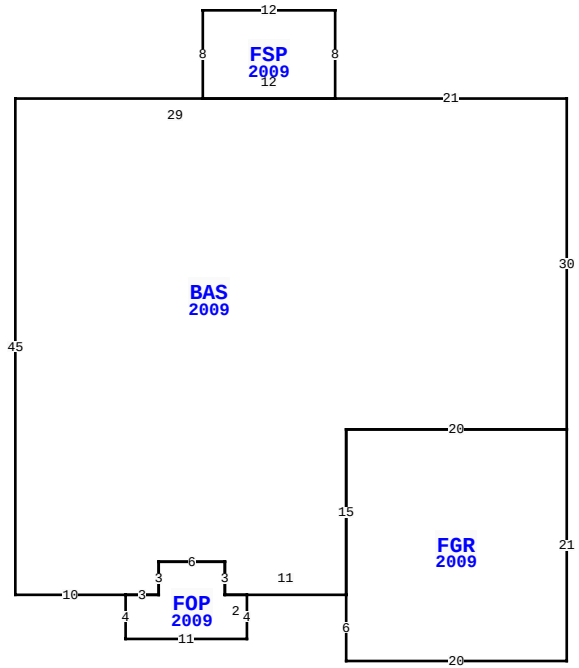
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4071.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,932 | 100 | 2009 | 1,932 | 204,148 |
| FGR | 420 | 55 | 2009 | 231 | 24,409 |
| FOP | 62 | 30 | 2009 | 19 | 2,008 |
| FSP | 96 | 40 | 2009 | 38 | 4,015 |
| TOTALS | 2,510 | | | 2,220 | 234,580 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,220 | 108.9711 | 114.42 | 254,012 | 2009 | 2009 | 0 | 0 | 0 | 7.65 | 92.35 |

1 SINGLE FAM 100% - 2018 Heated Area: 1932 HX Base Yr 2018




| | | | |
|---|---|---|---|
| BLD DATE | 05/17/2022 NW | LGL DATE | |
| XF DATE | | LAND DATE | 03/27/2026 MLU |
| INC DATE | | AG DATE | |

86031 SANDS WAY, YULEE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 234,580 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 289,580 |
| SOH/AGL Deduction | | 79,858 |
| ASSESSED VALUE | | 209,722 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 158,311 |
| TOTAL JUST VALUE | | 289,580 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 299,131 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M14632 | MECH OTHER | 0 | 06/01/2009 |
| P13788 | OTHER | 0 | 06/01/2009 |
| C0822003 | CO ISSUED | 0 | 10/01/2008 |
| R11599 | REPAIR/RRF | 2,800 | 10/01/2008 |
| B22003 | NEW CONSTR | 235,000 | 10/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2144/0228 | 8/30/2017 | WD | Q | I | 02 | 195,000 |
| GRANTOR: CLEMITSON JEEN S | | | | | | |
| GRANTEE: WOMER SHAWN M & MEL | | | | | | |
| 1645/0800 | 10/14/2009 | WD | Q | I | 01 | 184,000 |
| GRANTOR: SEDA CONSTRUCTION CO | | | | | | |
| GRANTEE: CLEMITSON JEEN S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W21 FSP=[YR=2009] N8 W12 S8 E12$ W29 S45 E10
FOP=[YR=2009] S4 E11 N4 W2 N3 W6 S3 W3$ E3 N3 E6 S3 E11
FGR=[YR=2009] S6 E20 N21 W20 S15$ N15 E20 N30$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS